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OFFICIAL RECORDS OF NAVAJO COUNTY, ARIZONA

JAY H. TURLEY, RECORDER

NAVAJO COUNTY ZONING ORDINANCE

MICROFILMED
INDEXED

APPENDIX "B"

Recreational Vehicle Placement Ordinance

Reviewed and recommended this
18th day of July, 1991

Chairman
Navajo County Planning and
Zoning CommissionAdopted this 23rd day of
September, 1991

Chairman
Navajo County Board
of Supervisors

RECREATIONAL VEHICLE PLACEMENT

SECTION 1. PURPOSE - The purpose of this Article is to allow temporary use of a Recreational Vehicle (RV) while protecting the environmental, aesthetic and quality of life considerations of Navajo County and to conserve and promote the public health, safety, convenience and general welfare of Navajo County due to its recreational attractions. Navajo County would discourage use of RV's as permanent dwellings due to the fact that their safety cannot be assured by standard methods that can be applied to site built or more conventional mobile homes. This Article regulates placement of an RV outside an approved RV park and shall not regulate placement within an approved RV park. This Article also does not regulate placement of an RV within the boundaries of the National Forests, National Parks, State Parks or County Park properties. This Article provides for temporary placement of an RV of up to thirty (30) days without a permit; six (6) months with a Six Month RV Permit; or up to one (1) year with a Use Permit.

SECTION 2. DEFINITIONS - For the purpose of this Article, the following definitions shall apply:

Recreational Vehicle (RV) - A vehicle designed to be towed on its own chassis without a state permit or driven, and constructed to permit temporary occupancy as a residence. Examples include travel and 5th-wheel trailers, motorhomes, truck campers and folding camp trailers. Recreational Vehicles shall not be considered as a permanent dwelling.

Placement of a Recreational Vehicle - The location of a Recreational Vehicle on a parcel for a period of 24 hours or longer.

SECTION 3. GENERAL PROVISIONS -

1. The placement of an RV is allowed, subject to compliance with other provisions of this Article, in the following zoning districts only: A-General, Rural (RU) Zoning Districts, Single-Family (R1) Zoning Districts and Special Development Zoning Districts where the site plan has a provision for RV placement.
2. An RV shall not be placed in the following Zoning Districts: I-1, I-2, C-1, C-2, or any Multi-Family Residential Zoning Districts, except in an approved RV Park.

3. The placement of an RV shall not be deemed permanent.
4. No RV shall be placed on a lot for storage without the existence of a principle dwelling or the consent of the adjacent property owners, within three hundred feet (300') of the subject lot. If twenty-five percent (25%) of these owners protest the storage, the RV shall be removed.
5. The RV shall not be used as a rental, or leased.
6. The placement of an RV where the Deed Restrictions or Covenants, Conditions and Restrictions disallow their placement, is discouraged. However, enforcement of Deed Restrictions are not the responsibility of Navajo County.
7. Placement of an RV must comply with the zoning district requirements, including setbacks. In addition to the setback requirements, an additional 10 feet (10') shall be required for placement of an RV from all property lines.
8. Placement of more than one (1) occupied RV on a single parcel for more than fifteen (15) days will require a Use Permit as set forth in Section 6.
9. Recreational Vehicle placement is subject to the Navajo County Flood Plain Ordinance.
10. Dumping or disposing of sewage or garbage shall not be allowed in other than an approved system and is subject to a fine.
11. No permanent or temporary site built additions or improvements shall be attached to the RV. Buildings such as a snowshed, porch, deck or carport shall be free standing. Building permits are required.
12. Violation of any provision of this Article, except #6 of the General Provisions is a Class 2 misdemeanor, subject to a fine of \$750.00 and/or four (4) months imprisonment. Also, each day a violation exists is a separate offense.

SECTION 4. THIRTY (30) DAY PLACEMENT - Placement of a Recreational Vehicle may be allowed for a period not to exceed thirty (30) consecutive days per calendar year, without a permit, and subject to the General Provisions.

SECTION 5. SIX (6) MONTH PLACEMENT - Placement of a Recreational Vehicle for a period not to exceed six (6) consecutive months, subject to the General Provisions and the following:

1. A Six Month RV Permit shall be obtained from the Planning and Building Dept.
2. The RV shall be self-contained or hooked up to an approved septic system or sanitary district.
3. Any utility hook-ups shall originate from the parcel the RV is placed on.
4. The permit fee is \$75 and is non-refundable.
5. Applicant is responsible for contacting the owners by petition or registered mail, of all parcels within three hundred feet (300'), of the subject property, and advising them as to his intent. If twenty-five percent (25%) of the owners by number or area protest the use, the permit shall be denied.
6. After expiration of the permit, the Recreational Vehicle shall be removed from the parcel within seven (7) days. Violation may result in a fine.

SECTION 6. ONE (1) YEAR PLACEMENT - Placement of a Recreational Vehicle may be allowed for a period not to exceed one (1) year, subject to the General Provisions and the following:

1. Application shall be submitted to the Planning and Building Department for a hearing before the Board of Adjustment to grant a Use Permit. Standard Use Permit application and requirements apply.
2. Placement shall not be permitted without installation or evidence of an approved septic system or hookup to a sanitary district.
3. Utilities may be connected, subject to securing the appropriate permits, after evidence of a proper sewage disposal system.
4. Any utility hook-ups shall originate from the parcel the RV is placed on.

5. The permit is for a period of up to, and not to exceed, one (1) year:
 - a. Permit and placement are allowed only once in a calendar year. (January 1 - December 31).
 - b. A separate permit shall be required for each year stay.
 - c. Permit is renewable, subject to evaluation of compliance by the Navajo County Planning and Building Department. An appeal to the findings of the evaluation can be made to the Board of Adjustment.
 - d. The permit filing fee is \$100 for first-time placement, and \$50 for a renewal. Permit fees are non-refundable.
6. Applicant is responsible for contacting the owners by petition or registered mail, of parcels within three hundred feet (300'), of the subject property, and advising them as to his intent. If twenty-five percent (25%) of the owners by number or area protest the use, the permit shall be denied.
7. After expiration of the permit, the Recreational Vehicle shall be removed from the parcel within seven (7) days. Violations may result in a fine.

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